CALGARY · CITY CENTRE · NOVEMBER 2026 EDITION

Should You Live in City Centre?

Walkability, culture and Calgary's urban pulse. What it feels like to live here, the communities worth knowing, and the numbers behind them.

> I read this city one community at a time. The city-wide numbers tell you which way the market leans. The community numbers tell you what to do about it.

WHO I DO THIS FOR

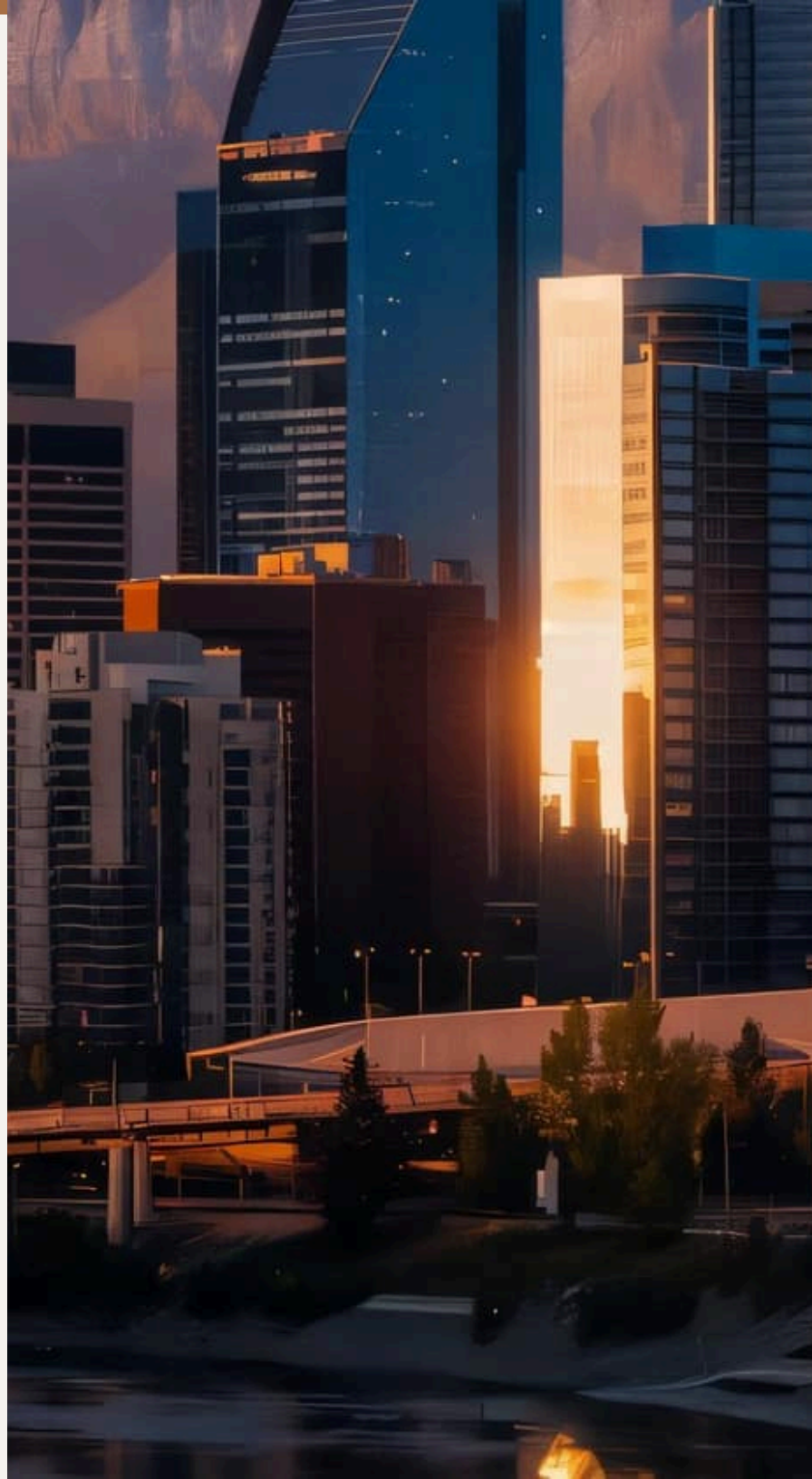
- Moving to Calgary
- Buying a first home
- Moving up or down
- Buying an investment



Ash Iyer

REALTOR® · LPT REALTY CALGARY

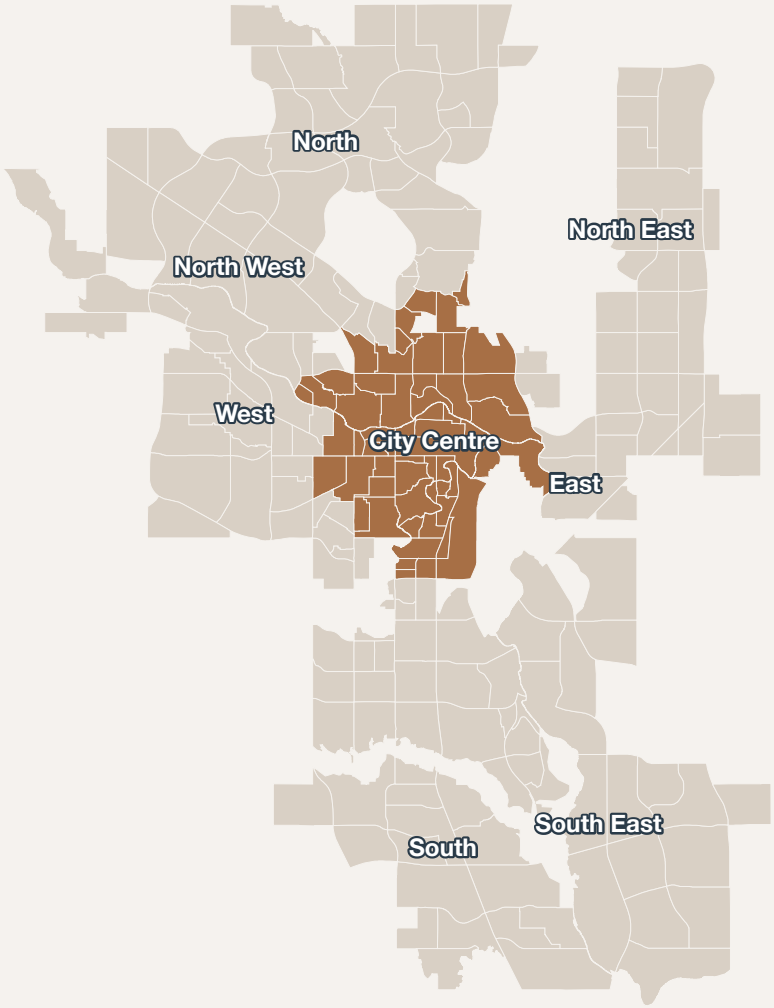
The Getty Group · 403 903 6399 · ash@ashiyer.com



START HERE

Where City Centre Sits

One of Calgary's eight districts. This edition covers City Centre, and I have the same pages for the other seven.



WHAT THE NEXT PAGES COVER

Who thrives here
The lifestyle it suits, and the trade-offs.

What locals say
How residents describe living here.

Key communities
The names worth knowing, mapped, with prices and drive times.

Prices and time cost
What each property type sells for, and what the commute costs you.

Micro-climate
Wind, snow, hail and green space, plus flood and airport-noise exposure.

Future development
What is approved, what is being built, and what it means for your street.

WANT ANOTHER DISTRICT?

Ask me for it
Book a free 30-minute session and I will send the ones you are weighing.
calendar.app.google/PnWHWjmke3dnZXWi7

Prices: MLS® sales, 12 months to November 3, 2026. Drive times routed, no traffic. Flood, noise, parks and transit: City of Calgary open data.



DISTRICT

City Centre

Walkability, culture and Calgary's urban pulse

$983K	$312K	9 min	26%
DETACHED MEDIAN	APARTMENT MEDIAN	DRIVE TO DOWNTOWN	HOMES BUILT SINCE 2010

DISTRICT

City Centre

Walkability, culture and Calgary's urban pulse

Who thrives here?

- ✓ **Walk-everywhere buyers** work, food and the river within blocks
- ✓ **Buyers leaving a bigger house** low maintenance, high access
- ✓ **Lifestyle-first people** work hard, play local, live light
- ✓ **Yard-for-access traders** smaller space, more city

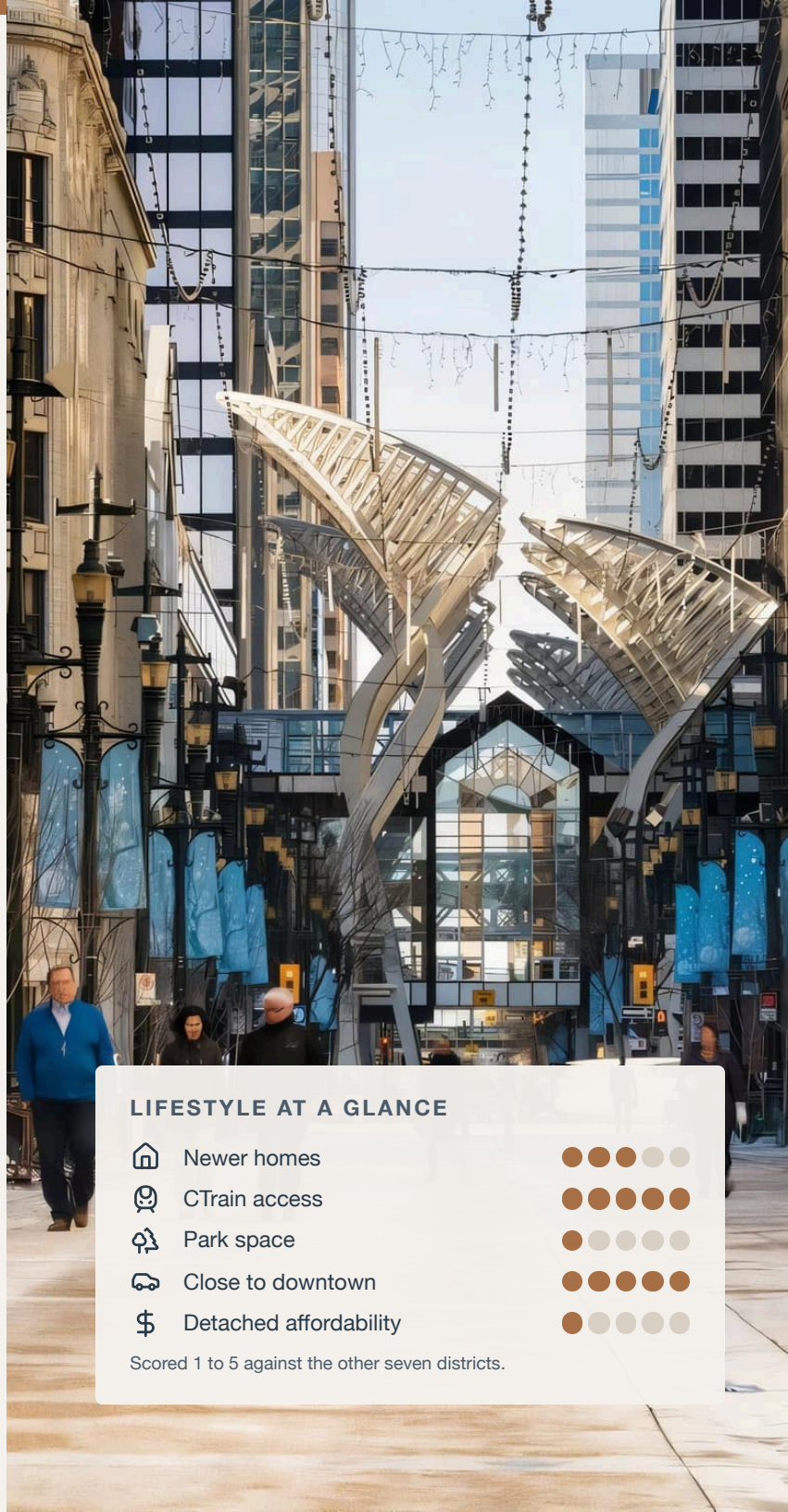
What's the energy?

If your week runs on small businesses, events and walking-distance perks, the core works differently from the rest of Calgary.

The trade-offs

- Highest detached prices, narrow lots
- Tight parking on older streets
- Parts sit in the river flood zone

> If you want to walk to work and hit the river path before dinner, City Centre has a rhythm no other district matches.



LIFESTYLE AT A GLANCE

Newer homes	●●●○○
CTrain access	●●●●●
Park space	●○○○○
Close to downtown	●●●●●
Detached affordability	●○○○○

Scored 1 to 5 against the other seven districts.

CITY CENTRE

The Feel of City Centre

What it feels like

- Active and walkable: patios full, scooters passing, food trucks at lunch, runners on the river.
- The only part of Calgary where living car-free is realistic, and every block has something new to explore.
- Layered: new towers next to character homes, condos beside heritage storefronts.
- Every neighbourhood has its own personality, from artsy to upscale, and you're never far from anything.

What locals say

> *We walk or bike more than we drive. Everything is right here.*

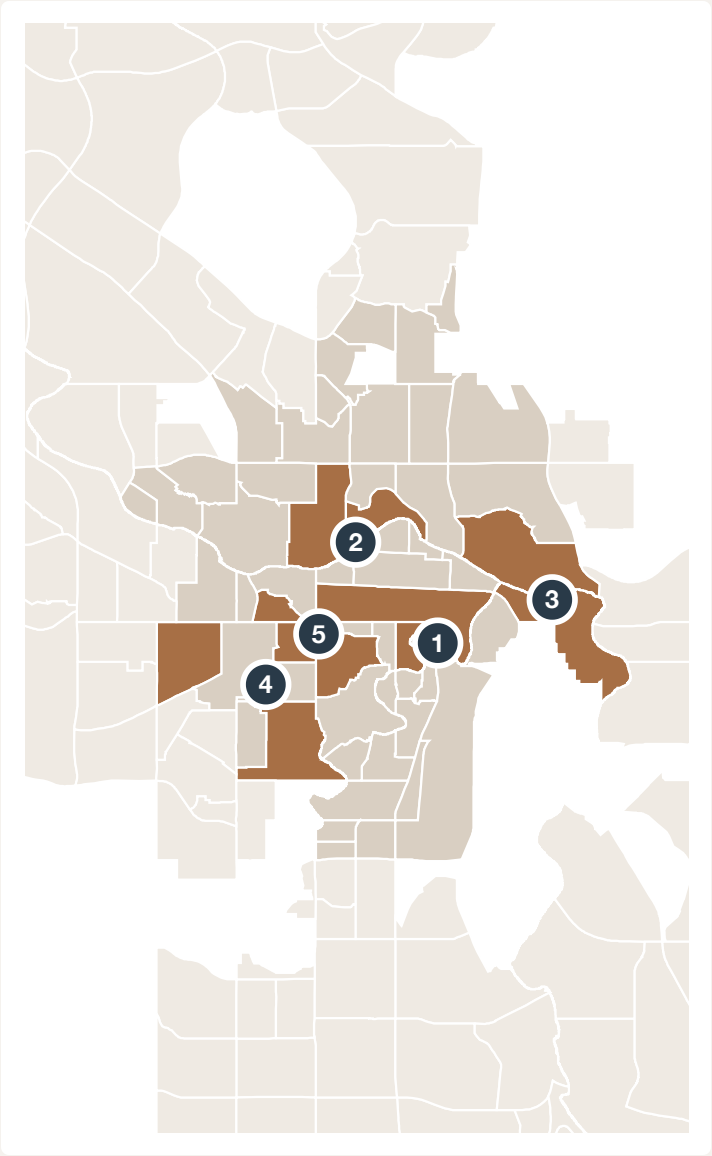
> *I sold my detached home in the suburbs and never looked back. Inner-city life is freedom.*

> *Yeah, it's louder. But it's also livelier. I feel like I live in the middle of it all.*



CITY CENTRE

Key Communities in City Centre



1 Beltline & Mission

Condo towers and a busy restaurant and nightlife scene, with shops and entertainment in walking distance.

Townhouse $450K · Apartment $312K to $350K · 3 to 5 min downtown · 5 min walk to CTrain

2 Kensington (Hillhurst & Sunnyside)

Local boutiques and CTrain access. A village feel with cafés and pedestrian-friendly streets.

Detached $862K to $1.24M · Apartment $300K to $343K · 7 to 8 min downtown · 7 min walk to CTrain

3 Bridgeland & Inglewood

Artsy and independent, with historic character, popular restaurants and a close-knit feel.

Detached $783K to $803K · Apartment $355K to $370K · 5 to 6 min downtown · 7 min walk to CTrain

4 Altadore, Bankview & Killarney

Inner-city infills popular with professionals. Modern homes close to downtown.

Detached $743K to $1.53M · Apartment $211K to $310K · 9 to 12 min downtown · 17 min walk to CTrain

5 Mount Royal & Scarboro

Established prestige minutes from downtown. Larger homes on mature, tree-lined streets.

Detached $1.35M to $2.56M · 8 min downtown · 12 min walk to CTrain

Medians: MLS® sales, 12 months to November 3, 2026, shown where a community had 10+ sales of that type. Drive: no traffic. CTrain walk: straight line, within 1.2 km.



CITY CENTRE

Home Prices in City Centre

Each bar is the whole price curve: the middle 60% of sales, with the median marked and the cheapest and dearest tenth at the ends.

Detached
$983K

a quarter under $760K



+41% vs Calgary
21 days to sell
1,177 sales · **$649**/sq ft

Semi-detached
$945K

a quarter under $827K



+62% vs Calgary
25 days to sell
568 sales · **$495**/sq ft

Townhouse
$578K

a quarter under $429K



+38% vs Calgary
27 days to sell
452 sales · **$407**/sq ft

Apartment condo
$312K

a quarter under $238K



+6% vs Calgary
38 days to sell
1,749 sales · **$393**/sq ft

Every community, table and map for City Centre: **ashiyer.com/calgary/city-centre**

MLS® sales in Ash Iyer's archive, 12 months to November 3, 2026. Medians by property type; price per square foot uses the listing's recorded floor area.

CITY CENTRE

The Time-Cost of Living in City Centre

What the location costs you in minutes, before you count the mortgage.



Rings are 10 minutes apart, routed by road from the district's centre with no traffic.

AT A GLANCE

9 min
median drive downtown, 2 to 13 across the district

22 min
median drive to YYC

3 min
walk to the nearest transit stop

29 of 50
communities near a CTrain station

89%
of the district near a frequent route

258 km
of bikeways and pathways

Errands

Minimal. Groceries, transit, cafés, work and parks are within walking or biking distance.

> If you value time over space, the inner city gives you back hours each week. It's less about square footage and more about access.

Every community, table and map for City Centre: **ashiyer.com/calgary/city-centre**

Drive times: OpenStreetMap routing, no traffic model, so treat them as a floor. Transit, bikeways and pathways: City of Calgary. 12% of commuters here take transit and 22% travel 30 minutes or more (2021 Census).

CITY CENTRE

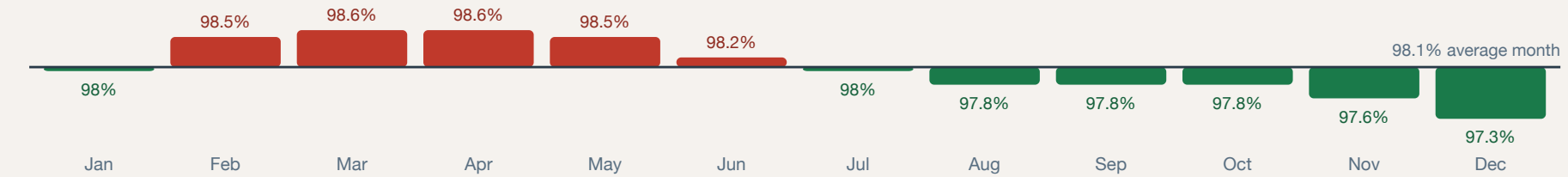
How Hard You Can Push in City Centre

What sellers here actually accept, how long homes sit, and the months that hand the advantage to buyers.

Room to negotiate, and how long homes sit

PROPERTY TYPE	MEDIAN PRICE	DAYS TO SELL	USUAL RANGE	SELLERS WHO CUT	TYPICAL CUT	SOLD AT OR OVER LIST
Detached	$983K	**21**	9 to 51	28%	-5%	29%
Semi-detached	$945K	**25**	13 to 49	28%	-3.5%	20%
Townhouse	$578K	**27**	15 to 53	32%	-3.3%	21%
Apartment condo	$312K	**38**	21 to 72	38%	-5.5%	9%

Buyer versus seller leverage, by the month a home is listed



Share of asking price sellers got, by listing month.
Best for buyers: **December**.

MLS® sales in Ash Iyer's archive. Negotiation figures cover 12 months to November 3, 2026; the monthly pattern uses every sale on record for this district, grouped by listing month (close date minus days on market).

CITY CENTRE

What It Costs to Hold a Home in City Centre

The bills that arrive after possession: fees, upkeep and what the place could rent for.

Condo fees by building age



Median monthly fee on apartment and townhouse sales, Before 2000 at $0.74/sq ft, 2000s at $0.77/sq ft, 2010s at $0.75/sq ft, 2020+ at $0.32/sq ft. A newer building is not automatically cheaper to run.

Suites and rentals

7.6
registered secondary suites per 100 homes (3,316 in total)

$1,817
typical two-bedroom rent in this part of the city

Upkeep and infrastructure

0.6
water main breaks per 100 homes in 10 years

1.9
sewage backup calls per 100 homes in a year

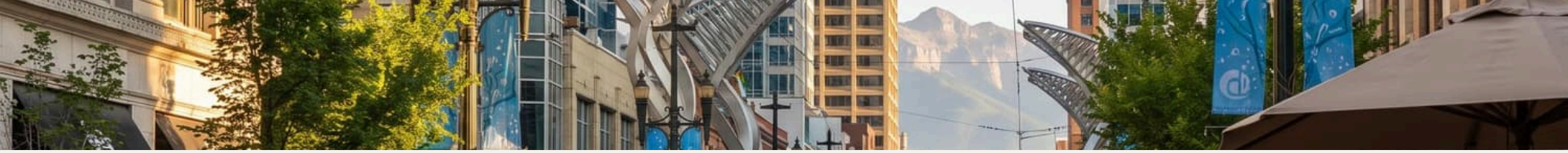
2.2
pothole reports per 100 homes in a year

136
public trees per 100 homes, 31% of them mature

> Older pipes and big trees are the two upkeep stories in Calgary. Mature streets give you shade and root problems; new streets give you neither.

Every community, table and map for City Centre: **ashiyer.com/calgary/city-centre**

Condo fees: MLS® sales, 12 months to November 3, 2026. Suites and rents: City of Calgary and CMHC via the ownership-cost model. Water mains, 311 calls and public trees: City of Calgary open data.



CITY CENTRE

Schools, Childcare and Amenities in City Centre

Schools and childcare

80
schools inside the district

0.5 km
typical distance to the nearest elementary

43.2
childcare spaces per 100 children

112
playground sites, 0.6 per 1,000 residents

Health, recreation and safety

3.9 km
to the nearest hospital, 3.1 km to urgent care

1.6 km
to a recreation centre, 1.6 km to a library

1.3 km
to the nearest fire station

4.3 ha
of park land per 1,000 residents

What is within reach

138 groceries

151 pharmacies

783 cafes

205 gyms

2903 restaurants

112 playgrounds

Counted inside the district's communities or within 500 m of their edges.

> School designations change with enrolment. Confirm the school for the exact address with the board before you write an offer.

Every school and amenity in City Centre
Mapped on the district page.
ashiyer.com/calgary/city-centre

Every community, table and map for City Centre: **ashiyer.com/calgary/city-centre**

City of Calgary school, childcare, playground, recreation, library, parks and health datasets. Amenity counts: OpenStreetMap.

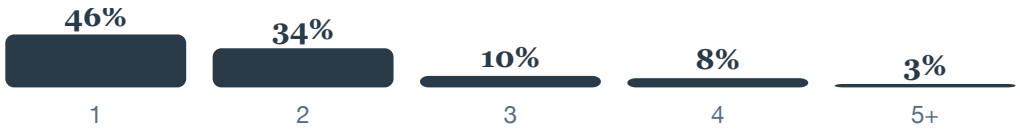


CITY CENTRE

Who Lives in City Centre

The households on record, and what they tell you about the housing that holds its value here.

Household size



People per household. Average 1.9. Mostly one and two-person households, which is why the condo and infill stock dominates here.

The district in four numbers

CHILDREN UNDER 15
12.4%
24,276 children, with 43.2 childcare spaces per 100

FAMILIES WITH CHILDREN AT HOME
34%
of couple families, plus 13% one-parent families

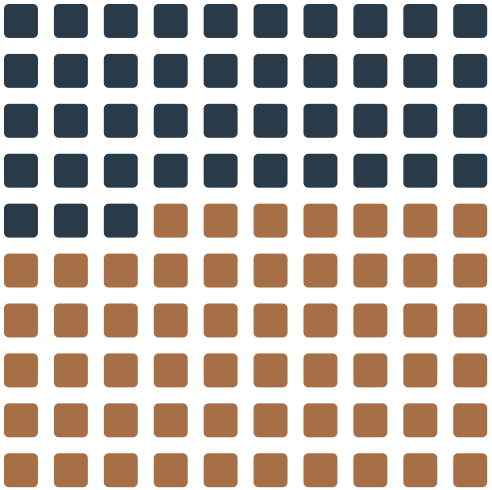
RESIDENTS
195,350
+5% over the City's last five-year count

HOUSEHOLDS
103,125
12% of commuters take transit

Owned or rented

43% Owned

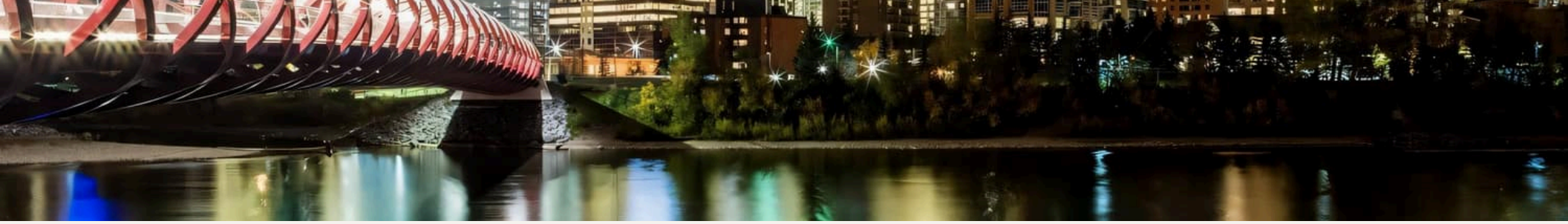
57% Rented



Each square is one household in a hundred.

Every community, table and map for City Centre: **ashiyer.com/calgary/city-centre**

2021 Census by community and the City's civic census (City of Calgary open data). Descriptive only: this describes the households and housing on record, not who should live here.



CITY CENTRE

Micro-Climate & Natural Feel

Elevation

Sitting low in the river valley, the core tends to see snow melt sooner than the higher North West and south ends.

Wind protection

Buildings and the valley break the wind, and most streets get good year-round sun.

Green space

Prince's Island Park, the Bow River pathway and downtown green spaces make up for smaller yards.

Hail

Many condos have underground parking, so the car is covered when a summer storm rolls through.

6.6%
of lots in the 1-in-100 flood map (most in Sunnyside, Rideau Park)

4.3 ha
of City park land per 1,000 residents

2.6%
of lots inside the airport's NEF 25+ noise contour (most in Inglewood)

2.3%
of lots within 200 m of a freight rail line (most in Downtown East Village)

4.1%
of lots within 100 m of a road carrying 20,000+ vehicles a day

218 km
of priority-1 snow routes, cleared first after a storm

> In the core, the bike paths open early in spring and your car is often underground when the hail hits.

Check before you buy: City of Calgary open data (1:100 flood map 2023, NEF contours, 2024 traffic volumes, park sites), 2021 Census population.

CITY CENTRE

Before You Write an Offer in City Centre

Four things I check on your behalf here, before the offer goes in.

Pull the flood map first

Parts of Sunnyside, Mission, Rideau Park and Elbow Park sit in the 1-in-100 flood area. Check the lot, then ask your insurer and lender what it means before you write.

Read the condo documents properly

Reserve fund study and its funding plan, recent minutes, the insurance deductible you would carry, and any special assessment on the horizon.

Check the zoning on the lot, not the street

Citywide rezoning was repealed in August 2026. If the plan is a suite, a duplex or a rebuild, confirm what the parcel allows now.

Ask about noise and parking

Aircraft on the southern approach pass over the east side, and many inner-city streets are permit-only. Visit on a weekday evening.

> Every one of these is cheaper to check than to discover. The condition period is short, so we line them up before you write, not after.

Looking at a specific home?
Send me the address and I'll run these checks before you write.
calendar.app.google/PnWHWjmke3dnZXWi7

The full City Centre file
Maps, tables and every community.
ashiyer.com/calgary/city-centre

Future Development in City Centre

Infill

The inner city has long been the centre of infill. Citywide rezoning was repealed effective August 4, 2026, so check each lot's current zoning before you plan around a duplex or suite.

Mid-rise and mixed use

Mid-rise condos and mixed-use buildings along 17 Avenue, Centre Street and 9 Avenue in Inglewood.

Transit-oriented development

Growth around Sunalta, Erlton and Bridgeland stations.

Rivers District and the Green Line

A new event centre is under construction in the Rivers District. The Green Line's downtown segment is still in planning, with a recommendation to Council expected in Q4 2026.

> This is where the future is being built, block by block.

BY THE NUMBERS

9,240
new homes approved by building permit in the last 24 months

12
new-build homes listed by the builders I track, most in Shaganappi

Green Line
8 planned within 1.5 km: 1 in the funded first phase, 3 downtown (in planning), 4 with no funded stage

Rezoning
Citywide rezoning was repealed effective August 4, 2026. Check each lot's zoning.

City of Calgary building permits; builders' public listings, November 9, 2026; City Green Line station dataset.

CITY CENTRE

Is City Centre Right for You?

You want to live car-free or close to it

City Centre is the most pedestrian-friendly district in Calgary.

You want restaurants, gyms and work within blocks

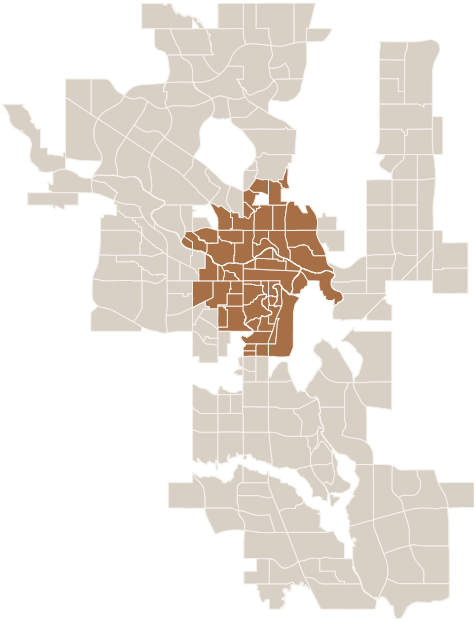
Daily life happens on foot.

You'll trade private space for more going on

Less square footage, more city.

You want your home to be a launchpad

Not just a place to rest.



City Centre · 50 residential communities · 76,878 homes

> City Centre suits people who want to be central to everything the city does, and are happy to live smaller to get it.

Thinking about City Centre?
Book a 30-minute strategy session and we'll shortlist communities.
calendar.app.google/PnWHWjmke3dnZXWi7

Inner-city infill, on video
Killarney-Glengarry and the hidden risks.
youtube.com/watch?v=xsxAO0IeKzg

YOUR TOOLKIT

Research Any Community Yourself

The public sources I use before I show a home. Scan to open.

City of Calgary community profiles

Population, housing and history by community.

City of Calgary flood maps

Flood hazard areas along the Bow, Elbow and Nose Creek.

CBE find a school

Designated public school for an address.

City of Calgary property assessment search

The City's assessed value for any address.

Calgary Catholic school finder

Catholic school designation by community.

Green Line project status

Where the Green Line is funded and under construction.

City of Calgary development map

Development and rezoning applications near a lot.

Repeal of citywide rezoning

What the rezoning repeal means for a lot.

> School designations change with enrolment. Confirm the school for the exact address with the board before you write an offer.

WATCH

Video Version Available

Prefer to hear me walk through these Calgary regions? The full video covers the same ground as this guide.



Hidden Gems & Best Communities in Calgary
Ash Iyer · YouTube · @ash.iyer.realestate

- **All eight districts, walked through on camera**
- **The communities I point buyers to, and why**
- **What I would watch before buying in each one**

Scan to watch
Hidden Gems & Best Communities in Calgary.
youtube.com/watch?v=eXJSuVdlIG4

More on the channel
Monthly market updates and tours.

NEXT STEP

Finding Your Calgary Home

Choosing the right district is about more than numbers. It's the lifestyle, timing and strategy that fit you. Whether you're moving from across Canada or across the city, let's narrow it down together.

Book your free strategy session

30 minutes, on video or by phone.

calendar.app.google/PnWHWjmke3dnZXWi7

YouTube

@ash.iyer.realestate

Instagram

@ash.iyer.realestate



Ash Iyer

REALTOR® · LPT REALTY CALGARY

The Getty Group

403 903 6399 · ash@ashiyer.com

General information, not legal or financial advice. Figures are as of the dates shown and describe districts and communities, not any single home. Not intended to solicit buyers or sellers already under contract with another brokerage.